



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/4/2025 11:56:31 AM

General Details							
Parcel ID:	010-0730-01070						
Document:	Torrens - 1080696.0						
Document Date:	05/31/2024						
Legal Description Details							
Plat Name:	CONGDON PARK SECOND DIVISION OF DULUTH						
Section	Township	Range	Lot	Block			
-	-	-	17	006			
Description:	LOT: 17 BLOCK:006						
Taxpayer Details							
Taxpayer Name	PROCHNOW LEA NICOL						
and Address:	502 VALLEY DR DULUTH MN 55804						
Owner Details							
Owner Name	PROCHNOW LEA NICOL						
Payable 2025 Tax Summary							
2025 - Net Tax			\$6,501.00				
2025 - Special Assessments			\$29.00				
<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$6,530.00</b>				
Current Tax Due (as of 5/3/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$3,265.00	2025 - 2nd Half Tax	\$3,265.00	2025 - 1st Half Tax Due	\$3,265.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$3,265.00		
<b>2025 - 1st Half Due</b>	<b>\$3,265.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$3,265.00</b>	<b>2025 - Total Due</b>	<b>\$6,530.00</b>		
Parcel Details							
Property Address:	502 VALLEY DR, DULUTH MN						
School District:	709						
Tax Increment District:	-						
Property/Homesteader:	PROCHNOW, LEA N						
Assessment Details (2025 Payable 2026)							
Class Code (Legend)	Homestead Status	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
201	1 - Owner Homestead (100.00% total)	\$46,100	\$439,100	\$485,200	\$0	\$0	-
Total:		\$46,100	\$439,100	\$485,200	\$0	\$0	4850



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## Land Details

**Deeded Acres:** 0.00  
**Waterfront:** -  
**Water Front Feet:** 0.00  
**Water Code & Desc:** P - PUBLIC  
**Gas Code & Desc:** P - PUBLIC  
**Sewer Code & Desc:** P - PUBLIC  
**Lot Width:** 50.00  
**Lot Depth:** 140.00

The dimensions shown are not guaranteed to be survey quality. Additional lot information can be found at <https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx>. If there are any questions, please email [PropertyTax@stlouiscountymn.gov](mailto:PropertyTax@stlouiscountymn.gov).

## Improvement 1 Details (House)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
HOUSE	1966	1,360	2,296	AVG Quality / 936 Ft <sup>2</sup>	4MS - MULTI STRY
Segment	Story	Width	Length	Area	Foundation
BAS	1	16	22	352	PIERS AND FOOTINGS
BAS	2	36	26	936	WALKOUT BASEMENT
CW	0	16	12	192	FOUNDATION
DK	1	16	11	176	-
OP	0	4	12	48	FLOATING SLAB
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>
2.75 BATHS	4 BEDROOMS	-		1	C&AIR_COND, GAS

## Improvement 2 Details (25% AG)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
GARAGE	1966	528	528	-	ATTACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	22	24	528	WALKOUT BASEMENT

## Improvement 3 Details (Shed)

Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.
STORAGE BUILDING	0	64	64	-	-
Segment	Story	Width	Length	Area	Foundation
BAS	0	8	8	64	POST ON GROUND

## Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
10/2021	\$478,000 (This is part of a multi parcel sale.)	245538
01/2014	\$319,000 (This is part of a multi parcel sale.)	204670
12/2008	\$270,000 (This is part of a multi parcel sale.)	184613
04/2006	\$285,000 (This is part of a multi parcel sale.)	171038
06/2001	\$221,500 (This is part of a multi parcel sale.)	140629
06/1998	\$176,500 (This is part of a multi parcel sale.)	122840



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Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	201	\$46,100	\$431,200	\$477,300	\$0	\$0	-
	Total	\$46,100	\$431,200	\$477,300	\$0	\$0	4,764.00
2023 Payable 2024	201	\$34,400	\$432,500	\$466,900	\$0	\$0	-
	Total	\$34,400	\$432,500	\$466,900	\$0	\$0	4,669.00
2022 Payable 2023	201	\$32,200	\$400,800	\$433,000	\$0	\$0	-
	Total	\$32,200	\$400,800	\$433,000	\$0	\$0	4,330.00
2021 Payable 2022	204	\$27,400	\$326,200	\$353,600	\$0	\$0	-
	Total	\$27,400	\$326,200	\$353,600	\$0	\$0	3,536.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$6,575.00	\$25.00	\$6,600.00	\$34,400	\$432,500	\$466,900	
2023	\$6,469.00	\$25.00	\$6,494.00	\$32,200	\$400,800	\$433,000	
2022	\$5,805.00	\$25.00	\$5,830.00	\$27,400	\$326,200	\$353,600	

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